Karen Johnson Davidson County
Batch # 1464935 DEEDWARR
08/27/2026 02:07:26 PM 2 pgs
Fees: $13.00 Taxes: $5,032.00
20260827-0079718

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64557
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
6001 Sedberry Equity Partners, LLC 6216 Jocelyn Hollow Rd Nashville, TN 37205	6001 Sedberry Equity Partners, LLC 6216 Jocelyn Hollow Rd Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 11613005300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick M. Whelan, Trustee of the Patrick M. Whelan Revocable Trust dated May 31, 2022**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **6001 Sedberry Equity Partners, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Harding Park, of record in Book 2331, page 120, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Patrick Whelan by Warranty Deed from The Estate of Loretta Willard Chapman, Winston Willard Chapman, Devisee and Executor of The Estate of Loretta Willard Chapman, dated October 24, 2022 and recorded on October 26, 2022, of record in Inst. No. 20221026-0116089, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 14, 2023, recorded August 15, 2023, of record in Inst. No. 20230815-0063411, said Register's Office, subject property was conveyed to Patrick M. Whelan, Trustee of the Patrick M. Whelan Revocable Trust, dated May 31, 2022.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 120, said Register's Office, which Plan shows a 60-foot minimum building setback line from Laird Road and a 50-foot setback line from Sedberry Road.

This is improved property, known as 6001 Sedberry Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of August, 2026.

The Patrick M. Whelan Revocable Trust
dated May 31, 2022

By: _____
Patrick M. Whelan, Trustee

State of Tennessee

County of Davidson

On this 25th day of August, 2026 before me the undersigned authority, personally appeared Patrick M. Whelan, Trustee of the Patrick M. Whelan Revocable Trust dated May 31, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

My Commission Expires: _____

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,360,000.00.

_____
Affiant

Sworn and subscribed before me this 25th day of August, 2026.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

My Commission Expires: _____

_____
Notary